

# LANDLORD FEES LIST 2024



	TENANT FIND BASIS	RENT COLLECTION	FULL MANAGEMENT	PREMIUM MANAGEMENT
Preparing property for marketing	☑	☑	☑	☑
Marketing property on International leading portals	☑	☑	☑	☑
Arrange Viewings	☑	☑	☑	☑
Attend Viewings	☑	☑	☑	☑
Negotiate rent to maximise income	☑	☑	☑	☑
Prepare Tenancy Agreement	☑	☑	☑	☑
Collect Deposit	☑	☑	☑	☑
Collect first months rent prior to check-in	☑	☑	☑	☑
Protect Deposit within Scheme	☑	☑	☑	☑
Check Tenants in - hand over of keys		☑	☑	☑
Prepare and provide Welcome Pack for Tenants			☑	☑
Update Utility Suppliers			☑	☑
Collect rent and remit to Landlord			☑	☑
Carry out property visits			☑	☑
Confirm Check-out process details with Tenant			☑	☑
Deposit reconciliation			☑	☑
Maintain & Liaise with Landlord on Repairs			☑	☑
Legal advice and assistance with lettings			☑	☑
Requisition Check-out Inventory report	<a href="#">See fee list</a>	<a href="#">See fee list</a>	<a href="#">See fee list</a>	☑
Requisition Check-in Inventory report	<a href="#">See fee list</a>	<a href="#">See fee list</a>	<a href="#">See fee list</a>	☑
Dispute Service on behalf of Landlord	<a href="#">See fee list</a>	<a href="#">See fee list</a>	<a href="#">See fee list</a>	☑
Professional photographs and Floor Plan	<a href="#">See fee list</a>	<a href="#">See fee list</a>	<a href="#">See fee list</a>	☑
Tenant Application Fee	<a href="#">See fee list</a>	<a href="#">See fee list</a>	<a href="#">See fee list</a>	☑
Tenant Reference Fee	<a href="#">See fee list</a>	<a href="#">See fee list</a>	<a href="#">See fee list</a>	☑
Process Renewal and negotiate rent increase	<a href="#">See fee list</a>	<a href="#">See fee list</a>	<a href="#">See fee list</a>	☑

# LANDLORD FEES LIST 2024

	WITHOUT VAT	INCLUDING VAT
Premium fully managed + 2 % to your agreed commission ALL INCLUSIVE OF ALL SERVICES LISTED ABOVE PLUS INVENTORIES, PHOTOS & FLOOR PLANS	12%	14%
Fully managed	10%	12%
Rent collection	8%	10%
Tenant find basis	£800.00	£960.00
Application fee	£250.00	£300.00
Renewal fee	£250.00	£300.00
Tenant find base renewal fee	£250.00	£300.00
Reference fee per person	£100.00	£120.00
Gas safety check (yearly)	£100.00	£120.00
Energy performance certificate (10 yearly)	£90.00	£108.00
Legionella test	£75.50	£90.60
Carbon monoxide detector / Smoke alarm (price per each)	£30.00	£36.00
TDS Deposit Protection annual fee	£30.00	£36.00
Electrical test and certificate	£150.00	£180.00
Dispute Service on behalf of Landlord	£208.33	£250.00

ALL PRICES BELOW INCLUDE VAT	STUDIO	1 BEDROOM	2 BEDROOM	3 BEDROOM	4 BEDROOM	5 BEDROOM
Inventories	£101.40	£117.00	£132.50	£156.00	£187.50	£218.40
Photos and Floor plans	£144.00	£144.00	£144.00	£144.00	£144.00	£144.00

The above fees are inclusive of VAT at the prevailing rate and are in conjunction with our Terms of Business. Terms and fee are subject to change. You will be notified of any changes.

## EXAMPLE OF FEES: BASED ON 2 BED PROPERTY

	APPLICATION FEE	REFERENCE FEE (FOR 2 PERSON)	RENEWAL FEE	CHECK IN + CHECK OUT	PHOTO/FLOOR PLANS	TOTAL
Fully managed	£300.00	£240.00	£300.00	£265.00	£144.00	£1249.00
Premuim Managed (all inclusive)	INCLUDED	INCLUDED	INCLUDED	INCLUDED	INCLUDED	0.00

The above fees are inclusive of VAT at the prevailing rate and are in conjunction with our Terms of Business. Terms and fee are subject to change.

## SPECIFIC SERVICES FOR PROPERTY INVESTORS - THESE FEES ARE NEGOTIABLE

A Finder Fee will be charged	<p><b>Investment Landlords.</b></p> <p>If or when you are ready to invest further in the Cambridge Property Market, we can help.</p> <p>We can find you the best deal available.</p> <p>2 Decades of working in the Cambridge property market, has given us great contacts, and accessibility to many</p>
A Handling fee will be charged	<p><b>Refurbishment/ Development</b></p> <p>We will overseas the refurbishment work, to your specific instructions. We will liaise with the contractors, to keep to the agreed time scale.</p> <p>We will be updating you at each stage. This could be a zoom call, so wherever you are in the world, we can help you.</p>
A service fee will be charged	<p><b>New Builds</b></p> <p>When you buy a New Build Property, you will always have a snagging list. We will carry out a full inspection of the property and go through each point on the snagging list.</p> <p>We can also arrange for curtains/ blinds and any furniture fittings or free-standing furniture on your behalf</p>

